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**DEFINITIVE PLAN PROPOSAL NARRATIVE**  
**"CRESTVIEW ESTATES"**  
September 3, 2021

To:	Community Planning Commission	"CPC"
From:	Jill Elmstrom Mann	
Petitioner:	Jamieson Properties, LLC	"Petitioner"
Owner:	Jamieson Development LLC	"Owner"
Regarding:	Application for Definitive Plan Approval Crestview Estates	"Request"
Property:	39 Chestnut Street and 9 Flint Street Assessor's Maps 56, Parcels 74 and 80	"Property"

Petitioner is applying to the CPC for approval of a Definitive Plan, copies of which have been submitted herewith (the "Plans"). The proposal involves subdividing a 23.20+/- acre parcel of land into a 50' right of way (the "ROW") and thirteen (13) residential lots (the "Lots"). The ROW will be a through street with a turnaround that measures approximately one thousand seven hundred twenty-two (1,722) linear feet with a twenty-eight (28) foot paved width that will intersect with Chestnut Street and Flint Street. Each of the Lots will be serviced by an independent septic system that will be approved by the Board of Health. Copies of the Plans have been submitted to the Board of Health in accordance with §350-13.C of the Regulations for the Subdivision of Land (the "Regulations"). Each Lot is also being designed with an infiltration system for roof runoff.

Except for the 2 waivers identified in the attached "List of Waivers" the Plans have been designed to comply with all of the applicable Subdivision Rules and Regulations.

Petitioner anticipates that it will take up to eight (8) months to complete the grading of the ROW and the installation of the infrastructure for the utilities and storm water management system as well as the installation of the base binder coat. Thereafter, Petitioner estimates that it will take twenty-four to thirty-six (24-36) months to construct the homes and to install the topcoat and complete all infrastructure improvements as shown on the Plans.

Petitioner acknowledges that any approval of the Plans by the CPC will be subject to a covenant and intends to return to the CPC, once the base coat has been applied, for the purpose of securing the CPC's approval of a satisfactory form of security for completion of all improvements in accordance with the approved Plans. At the present time, the Petitioner anticipates the final form of security will be a tripartite agreement.